



AGENDA

Planning Commission Regular Meeting

Tuesday, October 27, 2020, at 6:00 pm

Evans Community Complex, City Council Chambers, 1100 37th Street

REGULAR MEETING

1. CALL TO ORDER: - 06:00 pm

2. ROLL CALL: - 06:01 pm

Chairman: Lyle Achziger
Vice-Chairman: Kalen Myers
Commissioners: Billy Castillo
Mark LeClere
Robert S. Phillips, III

3. APPROVAL OF THE AGENDA: - 06:01 pm

****Motion/Vote: Motion to approve agenda. Second. Passes unanimously.**

4. APPROVAL OF THE MINUTES: - 06:02 pm

08/25/2020 Minutes

****Motion/Vote: Motion to approve minutes from 08.25.2020 meeting. Second. Passes unanimously.**

5. PROCLAMATION OF NATIONAL PLANNING MONTH: - 06:03 pm

Lyle Achziger, Planning Commission Chair

Chair Achziger reads proclamation re: national planning month issued by Mayor Brian Rudy on 10.05.2020.

6. PUBLIC HEARING: - 06:06 pm

6.A Consideration of Case File #20-ZA-03

The applicant, McConnell Spaeth, seeks to rezone the properties located at 1280 Brantner Road and 4333 West Service Road. Both parcels are proposed to annexation into the City concurrently with this action.

Anne Best Johnson for City of Evans

Planner Anne Best Johnson presents. Describes annexation and concurrent zoning process. Annexation application has been accepted by City Council as complete and scheduled for hearing. Shows lots for annexation and zoning on vicinity map. Lot on Brantner Road is requested to be zoned I-1 – same as Evans Industrial Park across the street. Lot facing West Service Road is in Highway 85 overlay and is requested to be zoned to 85-RC-R.

Applicants met with staff in 2019 to start this process. Development standards and process steps were explained at that time.

Required dates of publication for public notice were met. Required posting on property of public hearing was done.



Outlines criteria for review and approval, describes how application meets them (see .pptx for details).

06:17 pm

Brian Spaeth, 33703 Siasconset Road, Windsor, Colorado, 80550.

Staff covered everything that's important. The property was trash when we bought it. Looking to clean it up and use it for a yard to work out of.

Question: What prompted you to annex?

Answer: Weld County said that if we wanted to rezone it would be up to Evans, so we came here.

Question: What is the actual planned use of the property?

Answer: I run a business – parts for semis.

Question: Will there be storage there?

Answer: No, no storage. We'll park semis there, but they will pull out every day.

Any public testimony for the application?

None

Any public testimony against the application?

Tom Hamblen 1995 42nd Street, Evans, Colorado, 80620, (970) 371-3788

Question: Did I understand that staff didn't hear back from any referral agencies like water?

Staff answer: At this time, no department had no conflict with the change of zone.

Reply: Years ago, Louis Brantner, who lived at 1320 Brantner, had his own water system for this whole area. Tap at 42nd street—was allowed to do that way back when. Later, some of the properties wanted to annex into Evans. And there's some kind of agreement with what is supposed to happen with those taps. You should look for the agreement. It would be under 4405 Brantner.

TJ [unintelligible], 3600 33rd Avenue, [unintelligible]

Been hired to do surveying on property. Wanted to address water: Kyle McConnell is aware there are some taps along there. Illegal compound taps by today's standards. A lot of the things on those properties are not quite in conformance with modern standards.

Get billed for two water taps by Evans for each lot. 1280 does not have use that would require sewer. But if in the future we had to get sewer to 1280 or really any of those lots, it could get tricky. Water is adequately served, but not sewer.

Most of the debris is from the tenant of a previous owner. He's been granted time to clean it up. While we're processing land use changes it doesn't interfere with applicant's use, but if it takes too much longer, it may.

Comment: It is my understanding that annexation is a fairly *general* step. Later when they want to develop for a *specific* use they have to do something more detailed like a site plan.



Answer: Currently there is a concrete building on the 85-RC-R property. Has to have that zoning since it is in the overlay.

Comment: Is it currently zoned residential?

Answer: It's currently in the county so it's zoned agricultural use.

General comment: It's exciting to fill in more of the enclaves in the City.

Comment: [unintelligible]

Any other comments or questions?

None.

Public hearing closed.

****Motion (Myers): I move to forward a recommendation of approval of the Rezoning request at 4333 West Service Road to 85-RC-R and 1280 Brantner Road to I-1 as proposed with Conditions of Approval and Development Standards to City Council. Second (Phillips). Passes unanimously.**

7. WORK SESSION: - 06:35 pm

7.A Repeal and Replace Municipal Code Section 18.06.060, .070, .080, and .090.

Anne Best Johnson for City of Evans

Comment: Some of the requirements are repetitive. Have you thought about consolidating those?

Answer: Try to streamline as much as possible, but because of the changes we're making I was trying to be incremental and deliberate in the change.

Reply: You would almost have to have two lists. Things that are required for all applications, and then things that are required separately. Or a building list – all the above requirements.

Comment: If you get too simplified people will take advantage of it. You want the letter of the law. You don't want to leave it open to interpretation.

Comment: Right. If there are nuances for each one, then it's better this way. That would be a decision for staff to make; you're the ones who will be working in it all the time.

Comment: If there's even one that is different than the rest, then that's not a good idea.

Response: You're right. You don't want applicants to miss things. I would think staff really walks people through this stuff anyway. This is probably more of a tool for you all. If this is how you envision it, then it's good.

Upcoming: Sign Code. That one has to go to City Council since it's a legal issue.

After that will be accessory uses. We'd like to create a table of all land uses and the zone district they go with. It would put the code in a landowner's perspective. Easier for the public to read, and in the end more streamlined for staff.



Replats are done. We can have food trucks now.

In November, this will be back for public hearing. Then it will go to City council in December for two public readings.

General Updates: Finally got notice to proceed from CDOT, so the Transportation Master Plan can finally start. They will meet with Master Plan Steering Committee in January.

Master plan contractors are working up a schedule of public events. November 12 is next meeting. Going to be talking about Town Center concept. Should we try to create a downtown commercial area. And where would that be? Themes for surveys for next six months will also be presented.

Sign code will be to you in January.

GOCO grant: First try was denied. Cost for concrete trail at Arrowhead was too high. Met with director and got some tips and reapplied. Submitted it with letters and pictures in support of it. We'll have to wait until mid-November to see.

8. ADJOURNMENT: - 07:41 pm

****Motion/Vote: Motion to adjourn. Second. Passes unanimously.**